

B-4489

4029 Frederick Avenue

The land on the south side of Frederick Avenue, between Mt. St. Joseph's College and Loudon Park Cemetery, was purchased by the Yale Land and Improvement Company, Ltd., of Courtland, New York. The company was created in January for the express purpose of improving land in Baltimore. In May of that year Yale hired H. C. Primrose, an engineer, to plat the land for a subdivision to be called "Rosedale." In 1908 rights in the property at 4029 Frederick Avenue were assigned to Katie Wiskow, wife of Charles Wiskow, a local ice manufacturer. The 1914 map shows that Charles Wiskow had constructed a brick building at 4029 that was set back from the street. This building must have been constructed between 1909 and 1914 because it is built partly on Yale lot 11, and Wiskow did not get control of that lot until 1909. The use of 4029 is not known until 1924-25, when it was run as the Terminal Lunch by Harry Miltiades. Sometime between 1914 and 1928 a one-story storefront was added to the front of the building, bringing it out to the front lot line. Sometime between 1928 and 1932 a second story was added above this storefront.

**Maryland Historical Trust  
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. B-4489

Magi No.

DOE ☐ yes ☐ no

**1. Name** (indicate preferred name)

historic

and/or common

**2. Location**

street & number 4029 Frederick Avenue ☐ not for publication

city, town Baltimore ☐ vicinity of congressional district

state Maryland county

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: Vacant

**4. Owner of Property** (give names and mailing addresses of all owners)

name Mayor and City Council, City of Baltimore

street & number 100 North Holliday Street telephone no.: 396-3100

city, town Baltimore state and zip code MD 21202

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Clarence Mitchell, Jr. Courthouse liberRHB 3430

street & number 100 North Calvert Street folio 712

city, town Baltimore state MD

**6. Representation in Existing** Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

## 7. Description

Survey No. B-4489

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The property at 4029 Frederick Avenue is a two-story, two-bay structure with a flat roof and stucco finish. The first story has a recessed center entrance flanked on either side by a glazed storefront showroom window. Above this storefront is a pressed metal cornice. The second story has two 1/1 segmentally-arched, double-hung sash. There is a pressed metal cornice with ogee moulding, a bracket on the east end, and a dentil on the west end. The interior of the first story consists primarily of a single long, narrow front room with an enclosed winder stair in the southeast corner and a pressed metal ceiling.

The property at 4029 Frederick Avenue is located in the middle of a block of commercial row buildings on a major thoroughfare in the Irvington section of southwestern Baltimore City. The building faces north towards Frederick Avenue. The principal (north) facade is a two-story, two-bay structure with a flat roof and stucco finish. The first story has a recessed center entrance with a new aluminum door and a boarded-up transom. This door is flanked on either side by a glazed storefront showroom window set on a stucco base. The storefront has new aluminum frames and new glazing. Above this storefront is a new wood pent-roof with wood shakes, and above that a pressed metal cornice with ogee moulding that appears to be connected to that of 4031 Frederick Avenue. The second story has two 1/1 segmentally-arched, double-hung sash with wood sills. There is a pressed metal cornice with ogee moulding, a bracket on the east end, and a dentil on the west end. The cornice appears to be connected to that of 4031 Frederick Avenue.

The west elevation is a party wall with 4031 Frederick Avenue. The east elevation was formerly a party wall with 4027, which is now gone, and the exterior of the wall has been stuccoed. The south end of the east elevation is recessed, and the recess has been filled in with a later two-story addition that covers an original second story window. The south elevation has a CMU addition on the first story. The second story has a bricked-in, segmentally arched opening in the west bay.

The interior of the first story consists primarily of a single long, narrow front room with the entrance in the center and access to both display windows. There is an enclosed winder stair in the southeast corner and two doors on the south wall that head into different sections of the later CMU addition on the rear. The front room retains a pressed metal ceiling of panelled squares beneath a later drop ceiling, but has no other original or early features.

The second story has a room across the front (north) of the building, with two windows on the north wall, but has no other details left. There is a hallway along the west wall that leads to a room across the south (rear) end of the building. This room has a small closet on the north wall and a window on the east wall. The stairs up to the second story end in a south-central room that has a door on the east side of the north wall

## 8. Significance

Survey No. B-4489

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

### Specific dates

### Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The land on the south side of Frederick Avenue, between Mt. St. Joseph's College and Loudon Park Cemetery, was purchased by the Yale Land and Improvement Company, Ltd., of Courtland, New York. The company was created in January for the express purpose of improving land in Baltimore. In May of that year Yale hired H. C. Primrose, an engineer, to plat the land for a subdivision to be called "Rosedale." In 1908 rights in the property at 4029 Frederick Avenue were assigned to Katie Wiskow, wife of Charles Wiskow, a local ice manufacturer. The 1914 map shows that Charles Wiskow had constructed a brick building at 4029 that was set back from the street. This building must have been constructed between 1909 and 1914 because it is built partly on Yale lot 11, and Wiskow did not get control of that lot until 1909. The use of 4029 is not known until 1924-25, when it was run as the Terminal Lunch by Harry Miltiades. Sometime between 1914 and 1928 a one-story storefront was added to the front of the building, bringing it out to the front lot line. Sometime between 1928 and 1932 a second story was added above this storefront.

Geographic Organization: Piedmont

Chronological/Development Period: Industrial-Urban Dominance A.D. 1870-1930

Modern Period A.D. 1930-Present

Historic Period Themes: Architecture, Economic

Resource Type: Store

The 4000 block of Frederick Avenue is considered part of Irvington, though in reality Irvington was located only on the north side of Frederick. The land had been owned by Augustus Jacob Schwartz in the nineteenth century and was purchased in 1874 by C. Irving Ditty, a lawyer who married a Schwartz (probably granddaughter Augusta). He laid out three dirt streets between Frederick Avenue and Old Frederick Road, to the north, and named them Augusta, Collins, and Loudon Avenues. The name "Irvington" probably comes from Ditty's middle name. At this time there were several major institutions in the area, but little else. Loudon Park Cemetery existed to the east of the

## 9. Major Bibliographical References

Survey No. B-4489

Baltimore City Land Records  
1896, 1906 Bromley maps; 1914 Atlas; 1928 Sanborn map  
City Directories  
Sun Magazine 10-9-1977, pp. 64-5.  
Evening Sun 10-17-1950

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name Baltimore West

Quadrangle scale 1:24000

UTM References do NOT complete UTM references

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Zone Easting Northing

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Verbal boundary description and justification

Block 2538 Lot 10

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Kenneth M. Short

organization \_\_\_\_\_

date September 1992

street & number 610 Regester Avenue

telephone 377-4953

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
514-7600

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

Survey No. B-4489

Description (continued)

Section 7 Page 2

and a door on the west wall, into the hallway. The north door probably originally opened into a small cross-hall, with a small room north of this, just south of the front room. This has now been opened up to create one large room out of the cross-hall and north central room. All the doors and windows except those in the north room have surrounds with a pulvinated fascia and a bead on either side, as well as bullseye corner blocks.



Significance (continued)

Section 8 Page 2

4000 block, St. Joseph's Passionist Monastery was just to the north of the cemetery, and Mt. St. Joseph's College was several blocks to the west.

The land on the south side of Frederick Avenue, south to Maiden Choice stream, and between the college (at the western boundary line of the city, as created in 1888) and the cemetery, was purchased by the Yale Land and Improvement Company, Ltd., of Courtland, New York. The company, led by Milton Yale of Courtland, was created in January 1893, with a duration of ten years, for the express purpose of improving land in Baltimore. In May of that year Yale hired H. C. Primrose, an engineer, to plat the land for a subdivision to be called "Rosedale." What was to become the 4000 Block, between Loudon Avenue on the east and Collins Avenue on the west, was divided into fourteen equal lots of about 25 feet frontage on Frederick Avenue. By 1896 there were already two frame structures standing, one on each corner. The 1896 map also shows that Irvington had started to fill up with houses, and, more importantly, that there was a trolley line already in existence along Frederick Avenue. Indeed, the car barn for the City and Suburban Rail Way Company was located on the north side of the 4000 block of Frederick Avenue. Peter Kurtze noted in his development of an historic context for commercial architecture in Baltimore that

As streetcar lines were extended into the countryside, the value of real estate along them increased dramatically; residential development proceeded rapidly, and population grew apace. Commercial development paralleled residential expansion of the new neighborhoods.

"...[B]y the close of the nineteenth century, alert speculators had begun erecting commercial buildings along the streetcar routes. These structures usually consisted of a single row of shop fronts, although some were capped by an additional story or two of lofts or offices. Since builders assumed that more concentrated urban settlement spreading out from the city center would eventually make land along the avenues valuable for more intensive development, they generally conceived of the structures as interim improvements designed to produce enough revenue to pay the taxes and hold the property for the future. Hence these buildings were often referred to as 'taxpayers'."

...In many cases...the expected evolution from taxpayer strip to more concentrated urban development failed to materialize, because the automobile made even the most distant reaches conveniently accessible; as cities continued to expand outward, the land occupied by the taxpayer strips was not subjected to further development pressure. As a result, numerous pre-Depression era commercial districts survive today.

This seems to explain the processes at work in the 4000 Block, as well.

The Yale company seems to have sold most of these lots on Frederick Avenue

MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

Survey No. B-4489

Significance (continued)

Section 8 Page 3

between 1894 and 1900, each with the proviso that "...no part of the land or lands hereby conveyed shall be used for the sale of any spiritous or malt liquors nor for the manufacture of the same." The lots as sold by Yale do not correspond to the lot lines that exist today, causing some confusion. The property at 4029 was apparently originally part of lots 10 and 11 on the Yale plat. Yale sold lot 10 in 1895. In 1903 the owners, Charlotte J. and Edward W. Gorman, leased the land to Hjalmar M. Charlton, a painter, and William C. Plummer, a conductor, for a term of 99 years, subject to a ground rent of \$37.50 a year. On the same day the land was sold to Samuel B. and Jennie Fauth. Fauth's occupation was real estate. In 1904 Charlton and Plummer assigned their rights in the property to C. Henry Sieck. This was most likely the Charles H. Sieck who was the manager of Charles E. Smith & Company's florist shop on Liberty Street. It would appear that Sieck had a frame building constructed on the eastern half of the lot, as shown in the 1906 map. This half of the lot would become 4027 Frederick Avenue. The western half was left vacant. There is no indication of what enterprise was located in this structure, but Sieck remained as manager of the Liberty street store. In 1908 he assigned his rights in the property to Katie Wiskow, wife of Charles Wiskow.

Charles Wiskow had come to this country from Germany as a teenager. After several odd jobs he leased 110 acres on Old Frederick Road near Loudon Avenue and set up a dairy farm. The spring house that he used to preserve his milk and butter proved inadequate during hot spells in the summer, so to remedy this Wiskow built a pond and diverted the stream to it. In the winter he cut ice on the pond and stored it in an ice house he built. Wiskow sold the surplus ice, and there was such a demand that he eventually sold his cows and dairy equipment to Wilkins Farm Dairy in order to concentrate on ice manufacture. He also began buying property in the 4000 block and eventually built an ice-making plant at 4025-27 Frederick Avenue. By 1910 Wiskow was living at 4041 Frederick Avenue, and remained there at least through 1925. The 1914 map shows that he had constructed a brick building at 4029 that was set back from the street. This building must have been constructed between 1909 and 1914 because it is built partly on Yale lot 11, and Wiskow did not get control of that lot until 1909. The 1914 map also shows that the frame building at 4027 had either been expanded or replaced by a larger frame structure. Whether or not he was using the building at 4029 for his own business or renting it to another is not clear. Wiskow's grandson, Paul E. Heinmuller, Sr., noted that Wiskow "...rented out the rest of his property for lunch rooms and businesses up and down the block." This was true with the property at 1031-1033 Frederick Avenue (B-4490).

The use of 4029 is not known until 1924-25, when it was run as the Terminal Lunch by Harry Miltiades. This continued through at least 1930, but apparently with the death of Miltiades the business was sold to John Trogas by 1936. This was short lived, as in 1940 George Karageorge was running a clothes cleaners in the building. Sometime between 1914 and 1928 a one-story storefront was added to the front of the building, bringing it out to the front lot line. Sometime between 1928 and 1932 a second story was



MARYLAND HISTORICAL TRUST  
STATE HISTORIC SITES INVENTORY FORM

Survey No. B-4489

Significance (continued)

Section 8 Page 4

added above this storefront. It was made to match the details at 4031-33, and was probably stuccoed at this time to hide the different materials from different building campaigns. The exterior seems to have changed little from this time. The interior, on the other hand, has been altered numerous times and retains little original detail.

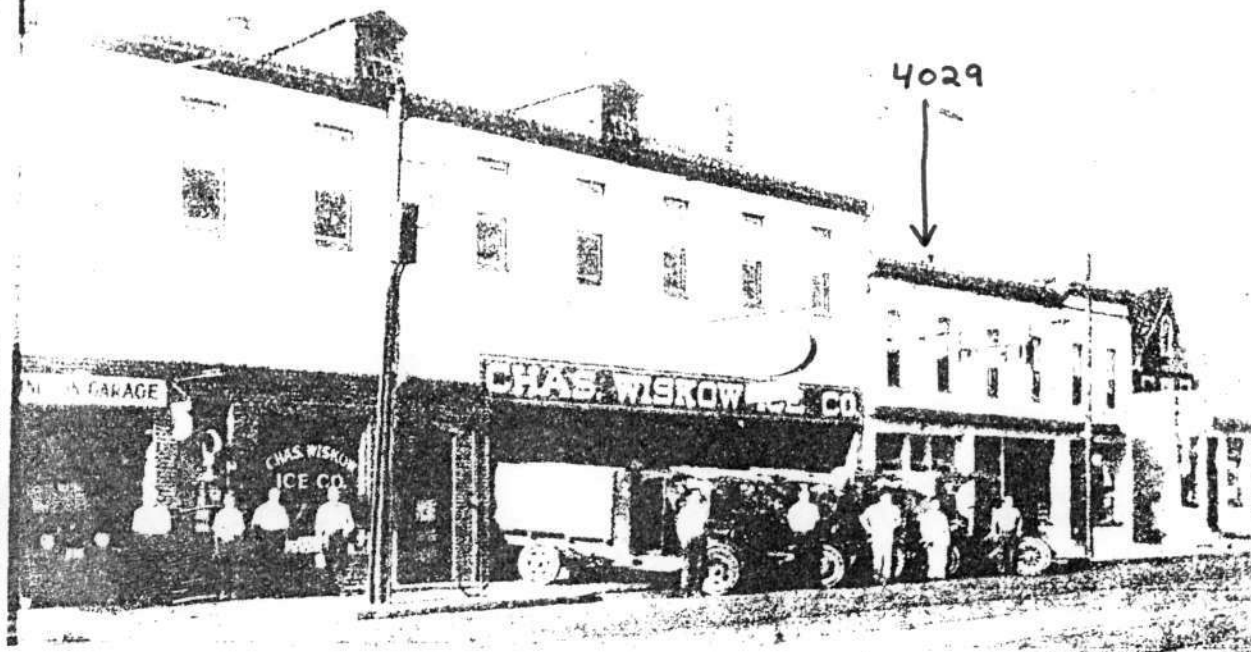
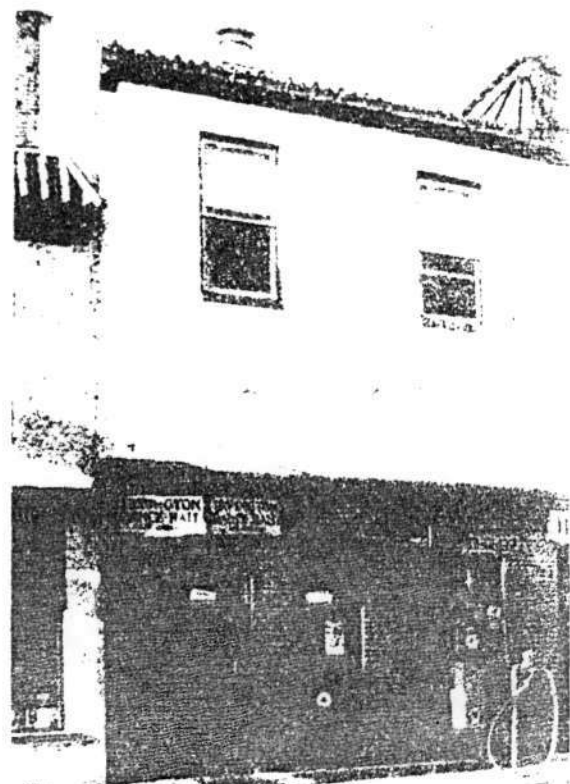
B-4489  
4029 Frederick Avenue

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER/FOLIO	TRANSACTION
Frank R. Lancelotta, Jr., et al, trustees	Mayor & City Council			Deed-fee simple
Frank R. Lancelotta, Sr.	Frank R. Lancelotta, Jr., et al, Trustees	1-4-1977	RHB 3430-712	Deed-fee simple
Caton Associates	Frank R. Lancelotta, Sr.	10-21-1974	RHB 3176-583	Deed-fee simple
Karl & Pearl C. Okon	Caton Associates	1-24-1974	RHB 3096-129	Deed-fee simple
Joseph & Dora Rimbach	Karl & Pearl C. Okon	10-31-1958	JFC 488-196	Deed-fee simple
Louisa A. Heinmuller, et al	Joseph & Dora Rimbach	3-31-1949	MLP 7744-414	Deed-fee simple
B. Gertrude Maxwell	George Wiskow & Louisa A. Heinmuller	12-20-1944	MLP 6688-322	Deed-fee simple
Charles Wiskow, et al	B. Gertrude Maxwell	12-20-1944	MLP 6688-321	Deed-fee simple
Charles Wiskow	George Wiskow, Gustav Herman Wiskow, & Louisa A. Heinmuller	9-14-1934	SCL 5481-113	Deed-fee simple
Samuel B. & Jennie Fauth	Charles & Katie Wiskow	3-15-1920	SCL 3545-11	Deed
Charlotte J. & Edward W. Gorman	Samuel B. & Jennie Fauth	2-16-1903	RO 2000-39	Deed
William F. Dolliver	Charlotte J. Gorman	5-18-1898	RO 1738-218	Deed-fee simple

GRANTOR	GRANTEE	DATE	LIBER/FOLIO	TRANSACTION
Yale Land & Improvement Company, Ltd.	William F. Dolliver	10-4-1895	JB 1584-141	Deed-fee simple
C. Henry & Dorothea Sieck	Katie Wiskow	10-22-1908	SCL 2457-383	Asst.
Hjalmar M. Carlton, et al	C. Henry & Dorothea Sieck	8-31-1904	RO 2093-577	Asst.
Charlotte J. & Edward W. Gorman	Hjalmer M. Charlton & William C. Plummer	2-16-1903	RO 2000-37	Lease

8-4489



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resembled cross-cut saws.  
The ice house wasn't much  
more than a big hole in the  
ground, about the size of a  
four-bedroom bungalow. A  
plank floor at the bottom of  
the pit was covered with saw-  
dust to form a bed for the first  
layer of block ice. Then more  
sawdust, another layer of ice,  
another layer of planking, and  
so on until the pit was full.  
The shed's ground-level floor-  
ing had to be sturdy, and so  
did its framework, for it sup-



Mr. Heinmuller, left, remembers some of the property his grandfather developed, including a site at the corner of Frederick Avenue, above, photographed in 1917.

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B-4489  
4029 Frederick Avenue  
Baltimore, MD  
  
1932 Photograph  
Sun Magazine 10-9-1977, pp.64-5

B-4489

B-4489; B-4490

PAGE  
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1/1

4029-4033 Frederick Ave

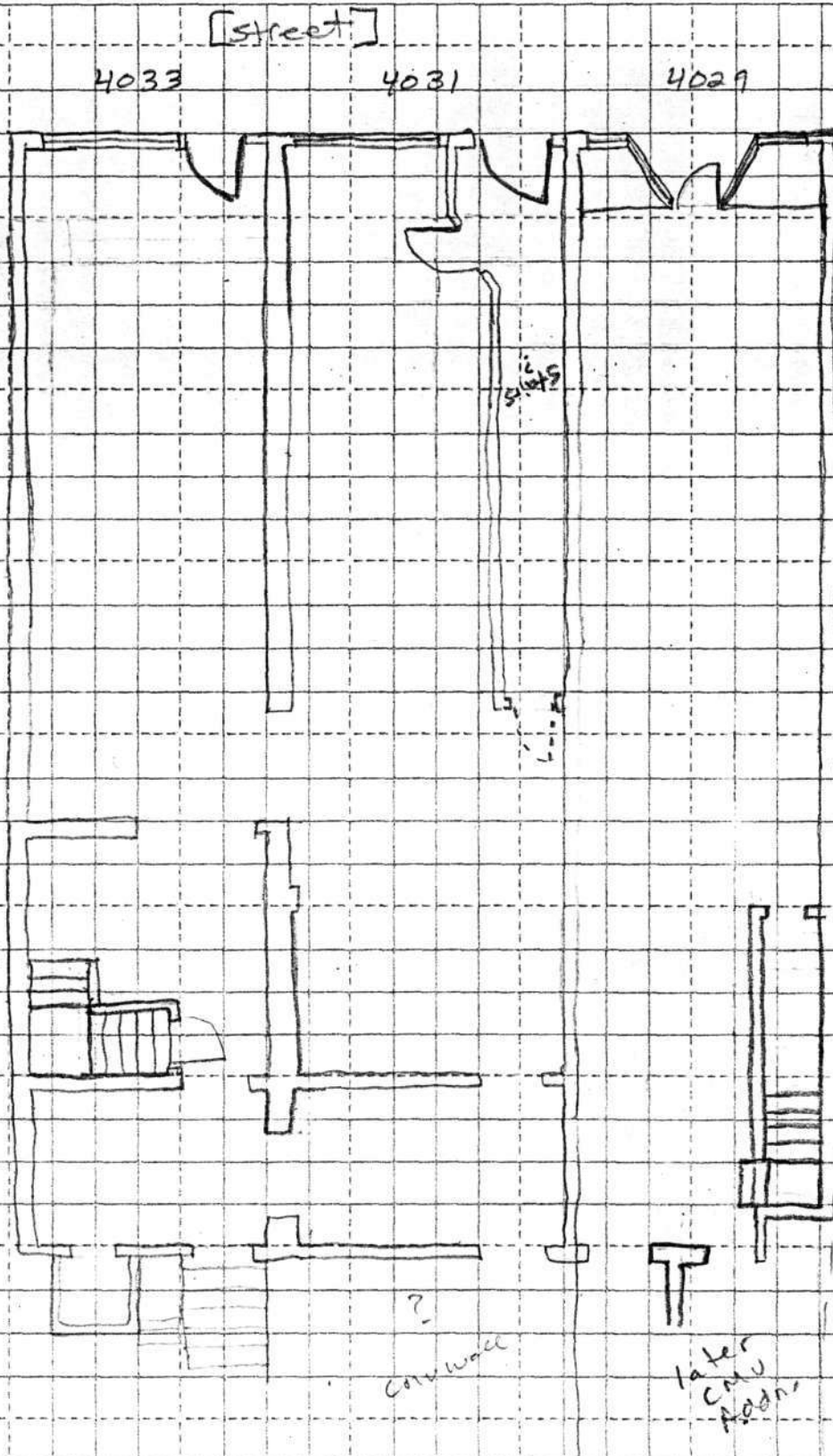
First Floor Plans

PREPARED BY

KMS

DATE

26 Aug 1992

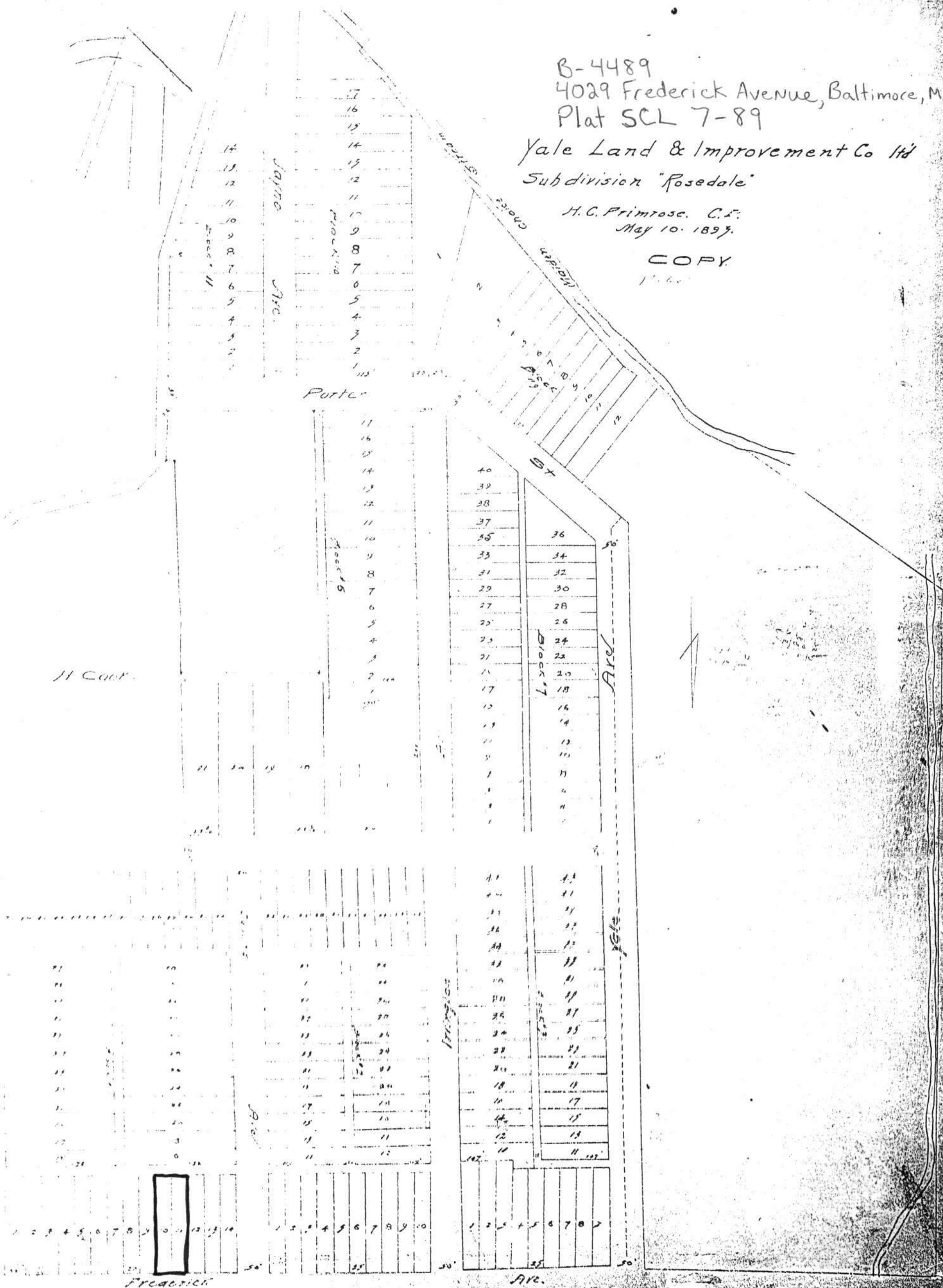




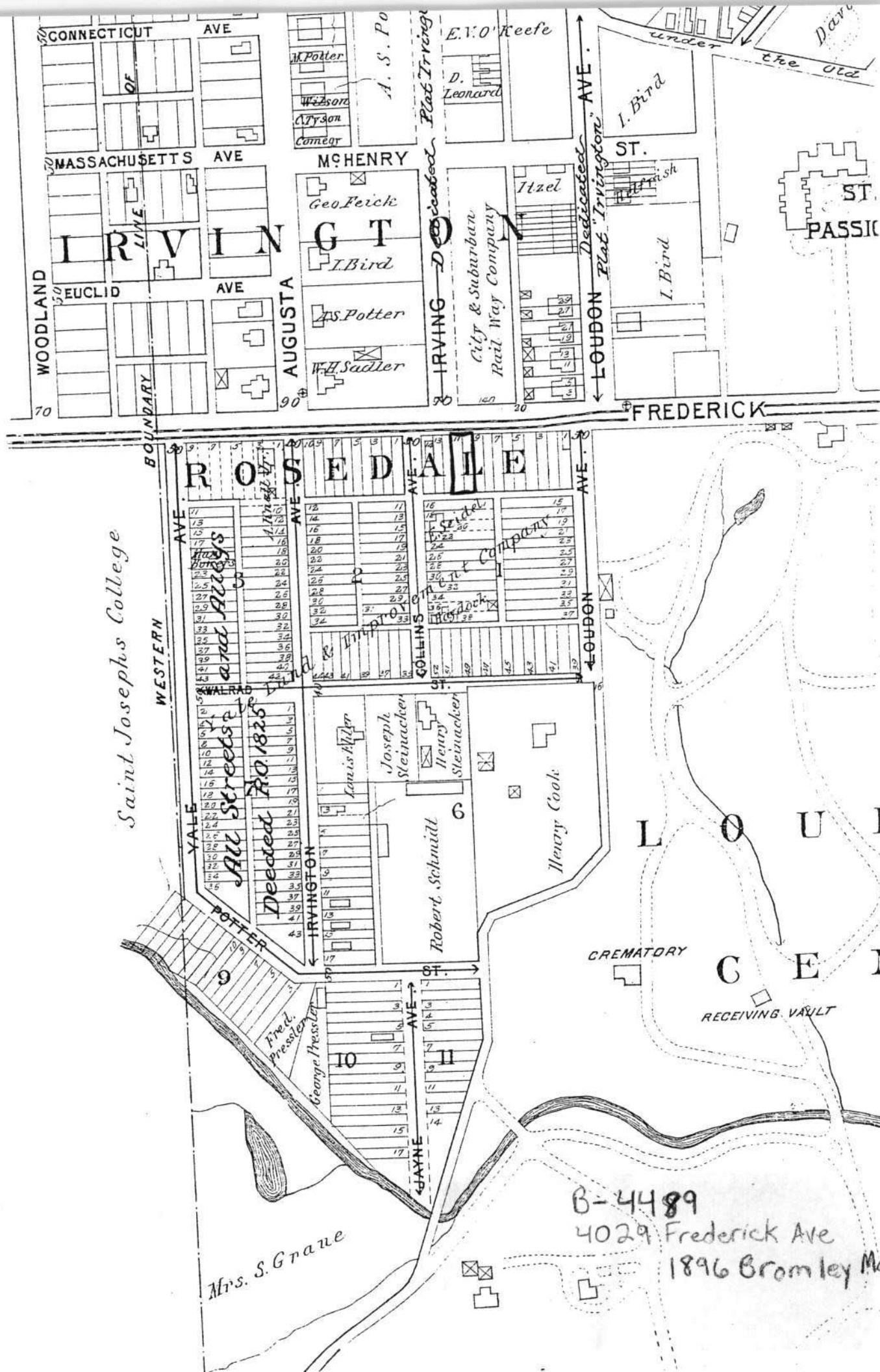
Plat SCL 7-89

H. C. Primrose. C.F.  
May 10. 1897.

COPY



S. C. L. No. 7 = 1010



CONNECTICUT AVE

MASSACHUSETTS AVE

EUCLID AVE

MCHENRY

E.V.O'Keefe

D. Leonard

ST.

ST. PASSIC

WOODLAND

AUGUSTA

IRVING DEDICATED PLAT IRVING

DEDICATED PLAT IRVINGTON

FREDERICK

ROSEDALE

Saint Josephs College

WESTERN

YALE AVE

IRVINGTON

GOLLINS ST.

LOU

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CREMATORY

CEM

RECEIVING VAULT

Mrs. S. Grave

B-4489  
4029 Frederick Ave  
1896 Bromley Map

Saint Joseph's College

WESTERN

BOUNDARY

YALE

AVE.

S WALRAD

ROSDEN

IRVINGTON

AVE.

COLLINS

AVE.

AUGUSTA

IRVING

CAR BARN

City and Suburban  
Rail-Way Company

LOUDON

AVE.

LOUDON

J.I. Bird

4266

J.I. Bird

4267

POTTER

Fred Pressler

George Pressler

JAYNE

AVE.

ST. 185

Henry Cook

Henry Cook

CREMATORY

RECEIVING  
VAULT

Mrs. S. Grave

St. W. Cemetery

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AVE.

B.S.

FREDERICK

2535

YALE

WESTERN

BOUNDARY

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AVE.

WALRAD

2533

POTTER

LINE

OF

Mrs S. Craue

Pond

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2530

2532

James Patterson

ST

JAYNE

AVE.

2531

C. G. R. O. O. C.

ST.

ROSEDALE TERRACE.

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4117

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B-4489

4029 Frederick Ave

1914 Atlas



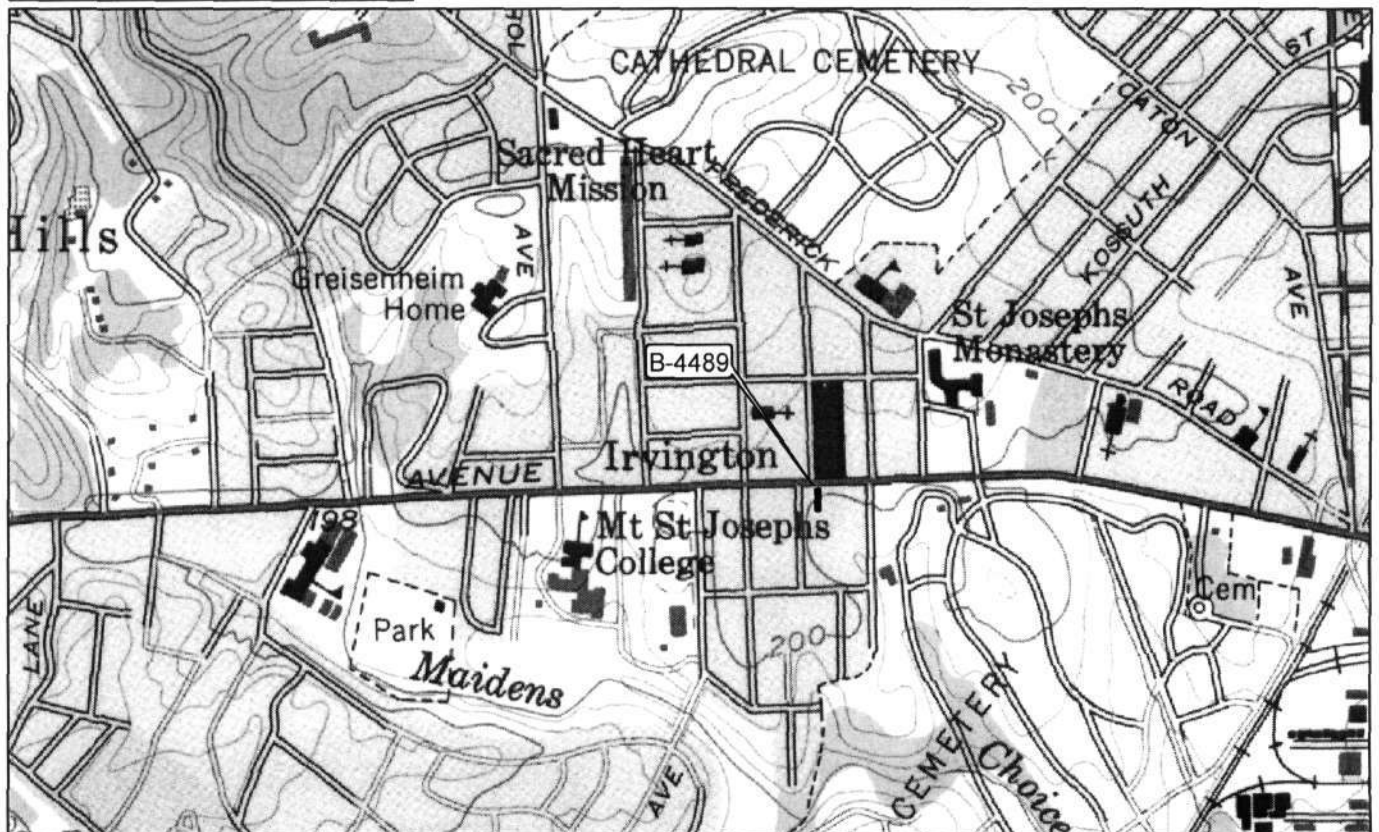




B-4489  
4029 Frederick Ave  
Baltimore West Quad

B-4489  
4029 Frederick Avenue (MD 144)  
Block 2538, Lot 009  
Baltimore City  
Baltimore West Quad.

**Demolished**



**CUSTOM CERAMICS**  
- GIFTS - GREENWARE  
- SUPPLIES - CLASSES  
**525-2220**

1010  
**FREDERICK**

11  
**STOPPING**  
7-9 PM

**GROSS TV-VCR  
SERVICE**

NO. 10000  
MONROE CALLS  
644-7600



4029 Frederick Ave.

B-4489

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: August 1992

Neg. Loc.: Maryland Historical Trust  
North elev.

1/4





4029 Frederick Ave. B-4489

Baltimore (City), Maryland

Photo: Kenneth M. Short

Date: August 1992

Neg. Loc: Maryland Historical Trust

East elev.

2/4



4029 Frederick Ave. B-4489

Baltimore (city), Maryland

Photo: Kenneth M. Short

Date: August 1992

Neg. Loc.: Maryland Historical Trust

First story - interior - vw. north

3/4



4029 Frederick Ave. B-4489

Baltimore (city), Maryland

Photo: Kenneth M. Short

Date: August 1992

Neg. Loc.: Maryland Historical Trust

Second story- south room. vw. n.e.

4/4